

AN ORDINANCE 38888

AMENDING CHAPTER 37 OF THE CITY CODE LICENSING AND REGULATING OPERATION OF MOBILE HOME PARKS AND REGULATING PARKING AND LOCATION OF MOBILE HOME AND RECREATIONAL VEHICLES: PROVIDING FOR A FINE NOT EXCEEDING \$200.00 FOR VIOLATIONS: PROVIDING FOR SEVERABILITY: AND DECLARING AN EMERGENCY.

* * *

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That Chapter 37 of the City Code of the City of San Antonio is hereby amended to read as follows:

CHAPTER 37. MOBILE HOME PARK REGULATIONS.

ART. I. General Provisions.

Sec. 37-1. Short Title. This Ordinance shall be known and may be cited as "City of San Antonio Mobile Home Park Regulations.

Sec. 37-2. Interpretation and Purpose. In their interpretation and application, the provisions of the Chapter shall be deemed to be minimal in nature, and whenever the principles, standards or requirements of any other applicable provision of this Code are higher or more restrictive, the latter shall control. The purpose of this Chapter is to achieve orderly development of Mobile Home Parks, to promote and develop the utilization of land to assure the best possible community environment in accordance with the Master Plan of the City of San Antonio, and to protect and promote the health, safety and general welfare.

Sec. 37-3. Definitions. For the purposes of this Chapter, the following terms, phrases, words and their derivations shall have the meaning given in this Section. When not inconsistent with the context, words used in the present tense include the future; words used in the singular number include the plural number; and words used in the plural number include the singular number. The word "shall" is always mandatory, while the word "may" is merely directory.

A. "Commission" is the Planning Commission of the City of San Antonio.

B. "Council" is the City Council of the City of San Antonio.

C. "Crosswalks". Cross-walkways four feet in width shall be provided where deemed necessary by the Commission to provide circulation or access to schools, playgrounds, shopping centers and transportation and other community facilities, or to provide pedestrian circulation within the park. Cross walk-ways shall be provided with a concrete sidewalk four feet in width.

D. "Cul-de-Sac" is a short minor street having but one vehicular access to another street and terminated by a vehicular turn-around.

E. "Dependent Mobile Home" shall mean one that does not have sewer and water connections to accomodate flush water closet, a tub or shower and a lavatory or sink within the unit.

F. "Independent Mobile Home" shall mean a Mobile Home which has approved water and sewer connections to accomodate and containing a flush water closet and a tub or shower and a lavatory or sink within the unit.

G. "Director of Housing and Inspections" shall mean the legally designated inspector authority of the City of San Antonio, or his authorized representatives.

H. "Easement" is a right granted for the purpose of limited public or semi-public use across, over, or under private land.

I. "Health Department" is the Public Health Department of the City of San Antonio.

J. "Director of Public Health" shall mean the person who is performing the duties of the Director of Public Health of the City of San Antonio, "The City Health Officer" or his authorized representative.

K. "Person" a person means a human being, his heirs, executors, administrators or assigns, and also includes a firm, partnership, association or corporation, its or their successors or assigns or the agent of any of the aforesaid.

L. "Licensee" shall mean any person licensed to operate and maintain a mobile home park under the provisions of this Ordinance.

M. "Master Plan" is the comprehensive plan for the physical development of the City of San Antonio, as prescribed in Section 121 of the City Charter and includes any unit or part of such plan separately adopted and any amendment to such plan or parts thereof.

N. "Mobile Home" shall mean any vehicle used, or so constructed as to permit being used as conveyance upon the public streets or highways and duly licensable as such, and constructed in such a manner as will permit occupancy thereof for human habitation, dwellings, or sleeping places for one or more persons, provided further that this definition shall refer and include all portable contrivances used or intended to be used generally for living and sleeping quarters and which is capable of being moved by its own power, towed, or transported by another vehicle.

O. "Mobile Home Park" shall mean any premises where one or more mobile homes are parked for living and sleeping purposes, or where they are connected to any utility, or any premises used or set apart for the purpose of supplying to the public, parking space for one or more mobile homes for living and sleeping purposes, and which include any buildings, structures, vehicles, or enclosure used or intended for use as a part of the equipment of such Mobile Home Park.

P. "Mobile Home Park Operator" is a holder of a License issued pursuant to Section 37-14 of the code.

Q. "Mobile Home Park Plan" is a complete and exact plan of the Mobile Home Park submitted to the Commission for final approval and which, if approved, will be submitted to the Director of Housing and Inspections for filing.

R. "Mobile Home Setback Line" is the line within a Mobile Home site defining the minimum horizontal distance between a mobile home and the adjacent private street line.

S. "Mobile Home Site" shall mean a plot of ground within a mobile home residence park which is designed for and designated as the location for only one mobile home and not used for any other purposes whatsoever other than the customary accessory uses thereof.

T. "Mobile Home Stand" means that part of a mobile home site which has been reserved for the placement of the mobile home, appurtenant structures, or additions.

U. "Private Street" is the private access for primary vehicular access to Mobile Home Site, whether designated as a street, parkway, avenue, lane, boulevard, road, place, drive or however otherwise designated.

1. "Private Minor Street" is a street used primarily for access to abutting Mobile Home Site.

2. "Private Collector Street" is one which carries traffic from minor streets to the adjacent public streets, including the principal entrance streets of a Mobile Home Park and principal streets for circulation to schools, parks, and other community facilities within such a development.

V. "Public Right-of-Way" is a strip of land used or intended to be used, wholly or in part, as a public street, alley, walkway; drain or public utility line.

W. "Recreational Vehicles". The following shall be considered Recreational Vehicles:

1. "Travel Trailer" is a vehicular, portable structure built on a chassis, designed as a temporary dwelling for travel, recreation and vacation, having body width not exceeding 8 feet and its body length does not exceed 32 feet.

2. "Pick-Up Coach" is a structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.

3. "Motor Home" is a portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

4. "Camping Trailer" is a canvas, folding structure, mounted on wheels and designed for travel, recreation and vacation use.

X. "Roadway" or "Paving Width" is the portion of a street available for vehicular traffic; where curbs are laid, the portion between the face of curbs.

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Sec. 37-4. Non-complying Mobile Home Parks.

No persons shall create or operate a Mobile Home Park within the corporate limits of the City of San Antonio except in conformance with the provisions of Article III, Chapter 42, and this chapter.

Sec. 37-5. Enforcement.

A. Permits.

1. The Director of Housing and Inspections shall issue building or repair permits or certificates of occupancy only for a structure or structures in a Mobile Home Park for which a Plan has been approved in the manner prescribed herein and duly filed in the office of the Director of Housing and Inspections.

2. The Director of Public Health shall issue a permit for the installation of septic tanks in any Mobile Home Residence Park only after the Plan therefor has been approved in the manner prescribed herein.

3. The Director of Public Health shall issue a license for a Mobile Home Park only when same is in conformity with the requirements of this Chapter. The license shall show nonconforming status if such exists.

B. Public Improvements and Services. The City will withhold all public improvements and services of whatsoever nature, including sewerage facilities, water, gas and electric service from all Mobile Home Parks which have not been approved in the manner prescribed herein.

C. Location Outside Parks.

1. It shall be unlawful, within the limits of the City of San Antonio for any person to park any Mobile Home on any street, alley, or highway, or other public place, or on any tract of land owned by any person, occupied or unoccupied, within the City of San Antonio, except as provided in this Chapter, and in any properly approved Mobile Home Subdivision.

2. Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than 3 hours subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances pertaining to the particular street, alley or highway.

3. No person shall park, or occupy any mobile home or recreational vehicle on any lot or tract of ground not within an approved mobile home park, condominium or recreational vehicle park, except, the parking of only one unoccupied recreational vehicle in an authorized accessory private garage, building, or in a rear yard in any district, is permitted providing no living quarters shall be maintained, or any business practiced in said recreational vehicle while such vehicle is so parked or stored. Use of such vehicle, as permitted under this paragraph, shall be limited to off-premise recreation or travel.

4. Authorization may be issued by the Director of Housing and Inspections to permit an individual mobile home to be temporarily located on a lot upon which a building permit has been previously issued for construction of any building or structure.

Occupancy permit related to such construction, however, shall not be issued by the Director of Housing and Inspections until such mobile home has been removed from the premises, and further, that such certificate of occupancy shall be issued until the electrical connection, which served such mobile home, has been removed from the lot in question.

Such temporary permit for a mobile home location shall be void upon issuance of the certificate of occupancy, or twelve months after issuance of the building permit, whichever time is shorter.

In any case in which construction is not completed within the twelve-month period, the Director of Housing and Inspections, after due consideration and determination that active construction is being accomplished, may issue an extension of time for such temporary permit, not to exceed a six-month period.

D. Non-Conforming Mobile Home Parks. Other than the violation terms and provisions as prescribed in paragraph E, below, any Mobile Home Park lawfully existing on the effective date of this Ordinance, may be continued even though the use may not otherwise conform to the provisions of this Chapter. Such non-conforming use shall also conform to Sec. 33(a) of Chapter 42 of the Code, "Limitations on Non-Conforming Uses."

E. Non-conforming Mobile Home Parks Public Nuisances
Any Mobile Home Park in violation of the terms and provisions of the public health and safety requirements of this Chapter is hereby declared to be a public nuisance, and the appropriate officers of the City are hereby authorized to institute any action which may be necessary to restrain or abate such violation. Unless otherwise specified by the Director of Public Health, licensees of Mobile Home Parks existing at the time of passage of this Chapter, shall, during a period of time not longer than three years, bring the Mobile Home Park to a conforming status, with respect to the public health and safety provisions.

F. Revision of Plan After Approval. No changes, erasures, modifications or revisions shall be made in any Plan of a Mobile Home Park after approval has been given by the Commission and endorsed on the plan in writing, unless said change, modification or revision is first submitted to and approved by the Commission.

ART. II. Mobile Home Park Design Standards.

Sec. 37-6. General Principles of Acceptability

A. Conformity with Master Plan. The Mobile Home Park shall conform to the Master Plan and the parts thereof.

B. Arrangement of Building and Facilities. The site including mobile home stands, patios, buildings and all site improvements shall be harmoniously and efficiently organized in relation to topography, the shape of the plot, and the shape, size and position of buildings and common facilities and with full regard to use and appearance.

C. Protection from Adverse Influence. Adequate protection shall be provided against any undesirable off-site conditions or any adverse influence from adjoining streets or areas.

D. Density.

1. Objective. The objective of the density requirements are to prevent over-crowding of the land; to provide adequate open area to assure privacy, natural light and ventilation for each mobile home; and to provide sufficient open area for out-door uses essential to the mobile home.

2. Density Requirement. The development of a Mobile Home Park shall be appropriate for and consistent with good planning practice for the particular location of the Mobile Home Park, and shall be designed within a maximum density of ten units per acre.

3. Required Recreation Areas.

a. In all Mobile Home Parks there shall be one or more recreation areas which shall be easily accessible to all park residents.

b. The size of such recreation areas shall be based upon a minimum of 100 square feet for each lot. No recreation area shall contain less than 2,500 square feet.

c. Recreation areas shall be so located as to be free of traffic hazards and should, where the topography permits, be centrally located.

4. Zoning Required. Mobile Home and Recreational Vehicle Parks are permitted only in "F" Retail through the "M" Manufacturing District and the "R-4" Mobile Home Residence District. In any case, however, the requirements of this chapter shall apply and in no event shall a mobile home park be permitted on a site of less than three (3) acres.

E. Mobile Home Stand.

1. Objective. The objective of the stand requirements is to provide for (a) practical placement of a mobile home on its stand by means of a car or conveyor truck, (b) retention of the mobile home on

the stand in a stable condition and satisfactory relationship to its surroundings, and (c) practical removal of the mobile home from the lot by means of a car conveyor truck or other customary moving equipment.

F. Yards and Distances Between Stands and Buildings.

1. Objective. The objectives of yard requirements are (a) to obtain sufficient distances between the mobile home stand on its lot and obstruction on adjoining land to assure privacy, adequate natural light and air, and convenient access to the unit, and (b) to provide for circulation around the unit for such uses of the yard spaces as are considered essential to the mobile home.

2. Determination of Yards. Yard width shall be measured from the required mobile home stand to the individual mobile home site (lot) line. At every point it shall be at least equal to the required minimum. Patios, carports and individual storage lockers shall be disregarded in determining yard widths.

3. Yards abutting common Areas. The distance from any part of the mobile home to a street pavement shall be 8' minimum.

4. Distance to Park Boundaries. The distance from the line or corner of any mobile home stand to a boundary line of the Mobile Home Park shall be adequate to protect the residential use in the Park and in any case shall not be less than twenty-five feet, where abutting a public street and along the rear property line. Yard requirements along other property lines shall be 10'.

5. Yard Requirements.

a. Mobile home stands shall be separated from each mobile home site line a distance of not less than 5' except that, in no case on the entry side, shall this distance be less than ten feet.

b. Detached accessory structures shall be located no nearer than 3' from any required site line. In no case, however, shall the accessory structure occupy more than 30% of the required yard area of the entry side. Accessory structures attached to the mobile home shall be construed to be a part of that structure and shall adhere to the yard requirements of same.

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G. Private Streets Within a Mobile Home Park

1. General. Streets shall be provided on the site where necessary to furnish principal traffic-ways for convenient access to the mobile home site and other important facilities on the property. Streets shall be retained as private streets on the property.

2. Recognition of Existing Facilities. The street system shall be designed (a) to recognize existing easements, utility lines, etc., which are to be preserved, and (b) to permit connection to existing facilities where necessary for the proper functioning of the drainage and utility systems.

3. Block Size and Shape. The street system shall be designed to provide desirable mobile home stands and to reduce excessive length of street construction without impairing convenient circulation and access.

4. Circulation. The street system shall provide convenient circulation by means of minor streets and properly located collector streets. Closed ends of dead-end streets shall be provided with a turning circle of at least 80 feet in diameter.

5. Pavement Widths. Pavements shall be of adequate widths to accommodate the contemplated parking and traffic load in accordance with the type of street with 10 feet, (11 feet if adjacent to parking land) minimum moving lanes for collector streets, 9 feet minimum moving lanes for minor streets, 8.5 feet minimum lane for parallel guest parking and 2 feet additional width for pedestrian use where adjacent sidewalk is not provided.

- a. All entrance streets and other collector streets with guest parking both sides.....37' minimum*
- b. Collector street with no parking.....22' minimum*
- c. Minor street with no parking.....20' minimum*
- d. One-way minor street with no parking (acceptable only if less than 500' total length and serving less than 25 mobile home stands; cul-de-sac not acceptable.....11' minimum
- e. Radii of curb return of private street to public street shall be a minimum of 25'.

*Reduced by 2' if adjacent sidewalk is provided.

6. Alignment and Gradient. Streets shall be adapted to the topography and shall have suitable alignment and gradient for safety of traffic, satisfactory surface and ground water drainage, and proper functioning of sanitary and storm sewer systems.

7. Intersections. Street intersection shall generally be at right angles. Off-sets at intersections and intersections of more than two streets at one point shall be avoided.

8. Extent of Improvements. The street improvements shall extend continuously from the existing improved street system to provide suitable access to the mobile home stands and other important facilities on the property, to provide adequate connections to existing or future streets at the boundaries of the property and to provide convenient circulation for vehicles.

9. Edging. Pavements and surfacings other than cement concrete shall be protected at the edges to prevent ravelling of the wearing surface and shifting of the pavement base.

10. Flexible Pavement. Base: minimum 6 inches thick, crushed stone, gravel or other appropriate durable material compacted to maximum practical density.

Wearing surface: minimum two-course surface treatment of asphaltic material, each covered with aggregate.

H. Drainage Structures

1. Objectives. Provision for collection and disposal of surface and subsurface water to protect the buildings and mobile home stands, and to provide safe and convenient use of streets, lot areas and other improvements.

I. Accessway to Mobile Home Stand

1. Width. Minimum width of accessway shall be 12 feet, plus extra width as necessary for maneuvering a mobile home on a curve.

J. Driveways

1. Extent. Driveways shall be provided on the site where necessary for convenient access to service entrances of buildings, to delivery and collection points for refuse and other material, and elsewhere as needed. This provision does not apply to drives or approaches to the individual mobile home stand.

2. Width.

a. Full-width driveway; minimum 8 feet, where used as walk, minimum 10 feet.

b. Ribbon driveway: 2 ribbons, 5 feet on center, minimum 2 feet wide; where ribbon used as walk, add minimum 2-½ feet extra width on side; apron at street flared and paved full width for minimum 12-foot length; ribbon driveway acceptable only if straight and of concrete.

3. Horizontal alignment. Safe and convenient to back car out, or provide adequate turn-around.

4. Pavement. Same as for streets (above) except that impervious surfacing is not required for short service driveways with light traffic.

Sec. 37-7. Service Buildings.

A. Each Mobile Home Park that has one or more Dependent Mobile Homes shall be provided with one or more Service Buildings. Dependent Mobile Homes shall be parked not more than two hundred (200) feet from a Service Building.

B. The Service Building shall contain not less than:

1. One flush toilet for women.

2. One flush toilet for men.

3. One lavatory for each sex, supplied with hot and cold running water under pressure.

4. One shower for each sex, supplied with hot and cold running water under pressure.

5. One laundry sink or washing machine supplied with hot and cold running water under pressure.

6. One slop sink, at least 14 X 14 inches square and

14 inches deep supplied with hot and cold running water under pressure.

The plumbing fixtures listed in this paragraph will accommodate up to twelve (12) Dependent Mobile Homes. For each additional ten (10) Dependent Mobile Homes or fraction thereof, one flush toilet and one shower and one lavatory shall be provided for each sex, with laundry and slop sink facilities as in paragraph B - 5 and 6 for each additional twelve (12) Dependent Mobile Homes or fraction thereof.

C. In the event a Mobile Home Park does not accept any Dependent Mobile Homes, then the requirements of Paragraph B, Section 37-7 shall be waived.

D. Service Buildings shall meet the following requirements:

1. The interior shall be lighted with a minimum of 10 foot candles of illumination and shall be lighted at night. Adequate light shall be provided at night for all walkways with a minimum illumination of 0.3 foot candles.

2. Interior finish shall be moisture-resistant material which shall stand frequent washing and cleaning. Floors shall be constructed of concrete or other equally impervious material, easily cleanable and provided with floor drains which are connected to the sanitary sewer.

3. Heating facilities shall be provided to maintain a temperature of at least 75 degrees during cold weather. Water heaters shall be of adequate size to supply a minimum of three (3) gallons of hot water per hour per Mobile Home Stand.

4. All rooms shall be well-ventilated with all openings effectively screened with 16 mesh screen.

5. The Service Building shall be maintained in a clean and sanitary condition at all times. Floors and plumbing fixtures shall be washed and disinfected at least daily. Plumbing fixtures shall be maintained in working order and proper repair.

Sec. 37-8. Water Supply.

Every Mobile Home Park shall be provided, by the operator, with an ample supply of water under pressure and approved by the Director of Public Health. Where the water is from a source other than public water supply the owner shall submit at least four (4) samples a month of the water to the Director of Public Health for the purpose of bacteriological analysis, and all such water sources shall be provided with an automatic chlorination system which is capable of maintaining at least 0.3 ppm residual chlorine at all times.

Individual water service connections shall be provided for direct use by mobile homes and shall be so constructed that they will not be damaged by the parking of such mobile homes.

Sec. 37-9. Sewage Disposal.

All the sewer lines of a Mobile Home Park shall be connected to the public sewerage system or a private sewage disposal system approved by the Director of Public Health, and shall comply with the provision of Chapter 30 of the City Code.

Sec. 37-10. Refuse Disposal.

Garbage and rubbish disposal. The storage, collection, and disposal of garbage and rubbish in the mobile home park shall be in accordance with Chapter 17, Article II. Point of collection shall be as designated by the Director of Public Works.

Sec. 37-11. Electricity. All electric installations shall comply with the Electrical Code of the City of San Antonio. Such electrical outlets shall be weather-proof. No powerline, including service lines to the mobile home shall be permitted to lie on the surface of the ground. All power lines, if on poles, shall be suspended not less than 14 feet above the ground.

Sec. 37-12. Fuel. Natural and liquified petroleum gas for cooking purposes may be used at individual mobile home stands provided that the installation is connected by copper or to other suitable metallic tubing and complies with the fire prevention code of the City of San Antonio.

Sec. 37-13. Fire Protection. Each mobile home park shall be subject to the rules and regulations of the City of San Antonio.

Portable fire extinguishers of a type approved by the Fire Chief shall be kept in service buildings and in all other locations named by such Fire Chief, and shall be maintained at all times in a good operating condition.

Standard fire hydrants shall be located within 500 feet of each mobile home, when a 4" or larger water main is available, or at such later date as such water main may become available.

Sec. 37-14. License for Mobile Home Park - Required.

It shall be unlawful for any person to establish, maintain or operate within the City a Mobile Home Park by the day, week, month or for a longer period of time, for or without compensation, unless there has been obtained by the owner or operator of such Mobile Home Park a license issued by the Director of Public Health.

Sec. 37-15. Application for License; Plans Required.

After the plans have been approved as specified under Sections 37-26, 27 and 28 of this ordinance, any person desiring to establish and operate a Mobile Home Park shall make application in writing to the Director of Public Health, upon forms prescribed and furnished by such Health Officer for a permit to operate a Mobile Home Park within the jurisdictional limits of the City of San Antonio.

Sec. 37-16. Issuance. Following the receipt of an application for a license and receipt of the prescribed annual fee, the Director of Public Health will conduct such investigation as he deems necessary to determine whether the applicant's Mobile Home Park meets the provisions of this ordinance and shall issue or deny a license to operate the Mobile Home Park.

Sec. 37-17. License Fee. In order to defray a part of the expense necessary to provide surveillance and supervision of mobile home residence parks under the provisions of this chapter, and other applicable ordinances of the city, there is hereby levied a license fee of ten dollars per annum for each park having either one or two units, but should there be more

than two units in a Mobile Home Park, there shall be added to such fee of ten dollars, the additional sum of one dollar for each and every additional unit in excess of two, which fee shall be collected from the person desiring to operate, or operating such park, by the Public Health Department before a license of any renewal thereof is issued to operate such Mobile Home Park. Such fee shall be payable in advance on an annual basis, not later than the thirty-first day of May of any year, and shall cover the fiscal year. The Public Health Department shall issue a receipt therefor on a form to be prepared for that purpose. (Code 1950, par. 59-10; Ord. No. 18214, par. 8-21-52.)

Sec. 37-18. Monthly inspection fee. In addition to the license fee provided hereinabove, an inspection fee of one dollar and fifty cents (\$1.50) per month for each mobile home or travel trailer within any Mobile Home Park, located in the city, is hereby prescribed to cover the cost of inspections thereof, and of the utility connections, in order to determine compliance with this Code and other ordinances of the city; provided that no charge shall be made for recreational vehicles in storage and not connected to utilities, and no charge shall be made on occupied recreational vehicles until the same has been located in a Mobile Home or Recreational Vehicle Park for at least thirty days.

Each mobile park operator shall collect the above prescribed inspection fees from the owner or occupant of each mobile home or travel trailer, located within the mobile home park on the first day of the calendar month, by the fifth day of said month. The mobile home park operator shall remit the total amount collected to the city's license and dues collector by the tenth of said month.

It shall be a violation of this section for the owner or occupant of any such mobile home or travel trailer to fail to pay the inspection fee prescribed hereinabove.

The mobile home park operator (licensee under the preceding sections of this Chapter) shall submit reports with the monthly remittances prescribed above in form to be specified by the Director of Finance. The city's license and dues collector shall issue to such licenses appropriate

receipts for the inspection fees received pursuant to this section.

In connection with this section, "Mobile Home", "Recreational Vehicle" and "Mobile Home Park Operator" shall have the same definition as shown in Section 37-3 of this Code.

Sec. 37-19. Suspension - Revocation. Any permit issued under the provisions of this article may be suspended by the Director of Public Health, or his designated representative, for the violation by the holder thereof of any of the provisions of this article. The suspension of the license may be lifted by the Director of Public Health as soon as he deems proper with or without reinspection.

For failure to comply with the terms of this article, the Director of Public Health, or his designated representative, may revoke any permit issued under provisions of this article after a hearing before him at which the holder thereof shall be given an opportunity to be heard and to present evidence relevant to the charge.

Sec. 37-20. Inspection. The Director of Public Health shall cause each and every Mobile Home Park to be inspected at least once each year and as often as deemed necessary in order to insure the Mobile Home Park is being maintained in an approved sanitary condition and in accordance with this and other applicable ordinances of the City .

Sec. 37-21. Management - Person Responsible. Each Mobile Home Park shall be under the direct management of the owner or his agent or representative. The name of the person entrusted with the direct management of a Mobile Home Park shall be filed for reference with the Director of Public Health.

Sec. 37-22. Business Office and Records Required. Each Mobile Home Park shall be provided with an office, in which shall be kept copies of all records pertaining to the management and supervision of the Mobile Home Park. Those records applicable to protection of health shall be available for inspection by the Director of Public Health.

Sec. 37-23. Guest Register. It shall be the duty of the owner of any Mobile Home Park to keep and maintain a register of all persons accommodated. Such register shall include the names of all persons so

accommodated, their home addresses, the duration of their stay, and the license number and make and model of their vehicles.

Such register or record shall be available for inspection at any time by any peace officer.

Sec. 37-24. Rules of Conduct for Mobile Home Park. It shall be the duty of the owner of a Mobile Home Park to prescribe rules and regulations, consistent with this article for the management of the Mobile Home Park and to make adequate provisions for the enforcement of such rules.

Sec. 37-25. Additional Duties of Owner. It shall be the duty of the owner of a Mobile Home Park to comply strictly with the following requirements:

1. Provide for regular inspection of the water and the sanitary facilities.

2. Provide for the collection and removal of garbage and other waste material.

3. Prohibit the placing of storage of unsightly materials or vehicles of any kind within any Mobile Home Park or any Mobile Home Space.

4. Provide for the regular cleaning, painting, repairing, and disinfecting of all buildings.

5. Take such other measures as may be deemed necessary by the Director of Public Health to preserve the health and safety of all persons residing in the Mobile Home Park and of the general public.

6. Report to the Director of Public Health all known cases of communicable disease affecting any guest or employee of the Mobile Home Park.

7. See that copies of all rules and regulations are prepared and posted in conspicuous locations throughout the Mobile Home Park.

Article III - Procedure and Specifications for Mobile Home
Park Plans.

Sec. 37-26. Plan Required. Every developer seeking approval of a proposed Mobile Home Park Plan shall submit to the Commission three (3) blue or blackline copies of the Mobile Home Park Plan together with the

data required by Sec. 37-27, 28.

Sec. 37-27. Plan Specifications. The plan shall be drawn at a scale of one hundred (100) feet to one (1) inch (1" = 100'). Where more than one sheet is necessary to accommodate the entire area to be developed, an index sheet showing the entire Mobile Home Park, at an appropriate scale shall be attached to the plat. The plan shall show the following:

Site Improvement Data. The following data regarding site improvements are required.

(1) Plan of and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections.

- A. Name of the developer.
- B. Name of the record owner of the land involved.
- C. Legal description of land being developed, with identification number assigned to each Mobile Home Site.
- D. Tract boundary lines, the exact locations and width of all existing or recorded streets, easements, and other right-of-way forming the boundary of the tract being developed, and boundary lines of Mobile Home sites and other sites with accurate dimensions.
- E. Scale, north arrow and date.
- F. Final contour data at intervals as tabulated below to show drainage of the site of the proposed Mobile Home Park.

CONTOUR INTERVALS FOR PLANS

<u>AVERAGE GRADE OF SITE</u>	<u>MAXIMUM CONTOUR INTERVAL TO BE USED</u>
Up to 5%	2 Foot
Over 5%	5 Foot

- G. Width of each private street or other roadway or right-of-way in Mobile Home Park.
- H. Source of water supply and layout of water system.
- I. Method of sewage disposal and layout of sewer system.
- J. Name of Mobile Home Park. Legal description of property.
- K. Location, dimensions, and purposes of any easement or reservations.

- L. Boundaries of each Mobile Home stand as herein required.
- M. Number to identify each Mobile Home stand.
- N. Front building setback lines on all Mobile Home stands, and other sites. Side yard setback lines at street intersections and cross-walkways.
- O. City limits line, if it traverses the Mobile Home Park.
- P. Location diagram.
- Q. Owner's Certificate:

State of Texas
 County of Bexar

I hereby certify that this plan is true and correct and if approved by the Planning Commission, all development will be in accordance with this plan, and no alterations will be made in this plan after approval.

 Owner

or

 Duly Authorized Agent

- R. Approval of the Planning Commission of the City of San Antonio:

This Mobile Home Park Plan _____ has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission.

Dated this _____ day of _____, 197 ____.

BY: _____
 Chairman

BY: _____
 Secretary

Sec. 37-28. Accompanying Data. The developer shall simultaneously, with the filing of the Mobile Home Park Plan, submit the following:

A. A subdivision plat. If the property has not been previously platted into a single tract, in accordance with the San Antonio Planning Area Subdivision Regulations.

ART. IV. Recreational Vehicles.

Sec. 37-29. Any area provided for the use of recreational vehicles shall comply with all provisions of this chapter (37) except that:

A. Density. Being consistent with good planning practice, the area so designated, shall be designed within a maximum density of twenty units per acre.

B. Distance to Park Boundaries. The distance from the line or corner of any Recreational Vehicle Stand to a boundary line of the Recreational Vehicle Park shall be adequate to protect the residential use in the Park and shall not be less than 25 feet where abutting a public street. Yard requirements along other property lines shall be ten (10) feet. However, where the side lot line abuts property in a Residence District, a minimum side yard of fifteen (15) feet shall be provided. Where the rear lot line abuts a Residence District, a minimum rear yard of twenty (20) feet shall be provided.

ART. V. Waivers

Sec. 37-30. The Commission may waive a requirement of these Regulations when, in its opinion, undue hardship will result from strict compliance with the requirements of this ordinance. The Commission shall grant waivers only when it deems it necessary or desirable to the public interest. In making the findings hereinbelow required, the Commission shall take into account the nature of the proposed use of the land involved and existing uses of land in the vicinity, the number of persons who will reside or work in the proposed Mobile Home Park, or subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, convenience and welfare in the vicinity. No variance shall be granted unless the Commission finds:

A. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Chapter would deprive the applicant of the reasonable use of his land.

B. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.

C. That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

D. That the granting of the variance will not have the effect of preventing the orderly subdivision and use of other land in the area in accordance with the provisions of this Chapter.

Such findings of the Commission, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Commission meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this Chapter so that the public health, safety and welfare may be secured and substantial justice done. Pecuniary hardship to the developer, standing alone, shall not be deemed to constitute useful hardship.

SECTION 2. Penalty. It shall be unlawful to do or perform any act prohibited hereby and it shall be unlawful to fail to do or perform any act required hereby. Upon conviction any violation hereof shall be punished by a fine not exceeding \$200.00. Each day's violation hereof shall constitute a separate offense.

If any section, subsection, paragraph, sentence, clause, phrase or portions of this Ordinance is for any reason held invalid, or unconstitutional by a court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Whereas, an emergency is apparent for the immediate preservation of order, good government and public safety that requires this Ordinance to become effective at once, therefore, upon the passage of this Ordinance

by a vote of at least six (6) members of the Council, it shall be effective and applicable to all Mobile Home Park Plans filed for approval on and after September 3, _____, 1970.

PASSED AND APPROVED THIS 3rd day of Sept., 1970.

M. M. M. M.
M A Y O R

ATTEST: *J. J. J.*
C I T Y C L E R K

APPROVED AS TO FORM: *H. W. W.*
City Attorney

DISTRIBUTION

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
BUDGET			
CITY MANAGER			
CITY WATER BOARD			
COMMERCIAL RECORDER			
CONVENTION BUREAU			
CONVENTION CENTER			
FINANCE DIRECTOR			
ASSESSOR & COLL.			
CONTROLLER			
CORPORATION COURT		1	
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF		1	
HEALTH DIRECTOR		1	
HOUSING & INS. DIR.		1	
HUMAN RESOURCES			
LEGAL		1	✓
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND DIVISION			
LIBRARY DIRECTOR			
MODEL CITIES			
MUNICIPAL FACILITIES			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR		2	
POLICE CHIEF		1	
PRESS ROOM			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
TRAFFIC & TRANS. DIR.			

REMARKS:
Mun Code Corp 1

ITEM NO. 10.

MEETING OF THE CITY COUNCIL DATE: SEP 3 1970

MOTION BY: Hill SECONDED BY: Torres

ORD. NO. 38888 ZONING CASE _____

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. McALLISTER, SR. PLACE NO. 1 MAYOR		✓	
DR. HERBERT CALDERON PLACE NO. 2 MAYOR PRO-TEM		absent	
E. J. BURKE PLACE NO. 9		✓	
S. H. JAMES PLACE NO. 4		✓	
MRS. CAROL HABERMAN PLACE NO. 5		✓	
DR. D. FORD NIELSEN PLACE NO. 6		✓	
FELIX B. TREVINO PLACE NO. 7		✓	
EDWARD H. HILL PLACE NO. 8		✓	
PETE TORRES, JR. PLACE NO. 9		✓	

BRIEFED BY: _____

ADDITIONAL INFORMATION:

*No distribution
 9/3/70*

70-39

38888

Affidavit of Publisher

*Agenda
July 9th*

THE STATE OF TEXAS,
COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that he is ~~owner~~^s the publisher~~s~~ of the Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the Notice of Public Hearing hereto attached has been published in

every issue of said newspaper on the following days, to-wit: _____

June 23, 1970

NOTICE OF PUBLIC HEARING
A public hearing will be held by the City Council of the City of San Antonio in the Council Chambers of City Hall, San Antonio, Texas, Thursday, July 9, 1970 at 10:00 A. M. to consider an ordinance amending Chapter 37 of the City Code relating to Mobile Home Park Regulations. All interested parties are invited to be present
J. H. INSELMANN,
City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 23rd day of June, 1970

Ernest C. Carrola

Notary Public in and for Bexar County, Texas

Affidavit of Publisher

THE STATE OF TEXAS, }

COUNTY OF BEXAR
CITY OF SAN ANTONIO }

Before me, the undersigned authority, on this day personally appeared _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that he is ~~now~~ the publisher of the Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the An Ordinance 38888 hereto attached has been published in

every issue of said newspaper on the following days, to-wit: _____

September 15, 19 70

AN ORDINANCE 38888

Amending Chapter 37 of the City Code regulating operation of mobile home parks and regulating parking and location of mobile homes and recreational vehicles; requiring any developer of a mobile home park to submit a plan of the proposed park to the Planning Commission of the City of San Antonio for approval; prescribing the contents of the plan; setting standards for mobile home parks pertaining to conformity with Master Plan, Arrangement of Building and facilities; Protection from Adverse Influence; Density; required recreation area; distances between mobile home stands and buildings, yard requirements, and set back requirements from streets and park boundary; Private streets within a mobile home park; Drainage structures; Accessway to Mobile Home Stands; Driveways; requiring service buildings for each mobile home park having one or more dependent mobile homes, and setting requirements for such service buildings; setting health and safety requirements pertaining to water supply, sewage disposal, refuse disposal, electricity and fuel, and fire protection; requiring a license for mobile home parks to be issued by the Director of Public Health, establishing an annual license fee; establishing a monthly inspection fee of \$1.50 per month per trailer in each mobile home; setting rules for owners and managers of mobile home parks including keeping business and office records, guest register, and general supervision of the park; defining terms; providing for granting of waivers or variances by the Planning Commission under certain circumstances; and providing for a fine not to exceed \$200.00 for violation of any portion of this ordinance.

Passed and approved this 3rd day of September, 1970.

W. W. McALLISTER
Mayor

ATTEST:
J. H. INSELMANN
City Clerk.

Charles D. Treuter

Sworn to and subscribed before me this 15th day of September, 19 70

Ernest C. Carrola

Notary Public in and for Bexar County, Texas

Ernest C. Carrola

AN ORDINANCE 38888

Amending Chapter 37 of the City Code regulating operation of mobile home parks and regulating parking and location of mobile homes and recreational vehicles; requiring any developer of a mobile home park to submit a plan of the proposed park to the Planning Commission of the City of San Antonio for approval; prescribing the contents of the plan; setting standards for mobile home parks pertaining to conformity with Master Plan, Arrangement of Building and facilities; Protection from Adverse Influence; Density; required recreation area; distances between mobile home stands and buildings, yard requirements, and set back requirements from streets and park boundary; Private streets within a mobile home park; Drainage structures; Accessway to Mobile Home Stands; Driveways; requiring service buildings for each mobile home park having one or more dependent mobile homes, and setting requirements for such service buildings; setting health and safety requirements pertaining to water supply, sewage disposal, refuse disposal, electricity and fuel, and fire protection; requiring a license for mobile home parks to be issued by the Director of Public Health, establishing an annual license fee; establishing a monthly inspection fee of \$1.50 per month per trailer in each mobile home; setting rules for owners and managers of mobile home parks including keeping business and office records, guest register, and general supervision of the park; defining terms; providing for granting of waivers or variances by the Planning Commission under certain circumstances; and providing for a fine not to exceed \$200.00 for violation of any portion of this ordinance.

W. W. McALLISTER
MAYOR

J. H. Inselmann
City Clerk